| 040.0 | 0007 | 0005.0 | 1 of 1 | Industrial | ARLINGTON |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | | |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 314,800 / | 314,800 |
| USE VALUE: | 314,800 / | 314,800 |
| ASSESSED: | 314,800 / | 314,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | TUFTS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | EAST ARLINGTON REALTY LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 177 BROADWAY |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CAMPBELL PAUL R/ TRUSTEE - |
| Owner 2: | EAST ARLINGTON REALTY TRUST - |
| Street 1: | 177 BROADWAY |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 1,945 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1920, having primarily Conc. Block Exterior and 720 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | B2 | NEIGH BUS | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 316 | 1945.000 | 18,200 | | 296,600 | 314,800 |
| Total Card | 0.045 | 18,200 | | 296,600 | 314,800 |
| Total Parcel | 0.045 | 18,200 | | 296,600 | 314,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.22 | /Parcel: 437.2

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 27474 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 03/24/09 |

!3368!

## PREVIOUS ASSESSMENT

Parcel ID: 040.0-0007-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 316 | FV | 18,200 | 0 | 1,945. | 291,800 | 310,000 | 310,000 | Year End Roll | 12/18/2019 |
| 2019 | 316 | FV | 16,200 | 0 | 1,945. | 272,300 | 288,500 | 288,500 | Year End Roll | 1/3/2019 |
| 2018 | 316 | FV | 16,200 | 0 | 1,945. | 243,100 | 259,300 | 259,300 | Year End Roll | 12/20/2017 |
| 2017 | 316 | FV | 16,200 | 0 | 1,945. | 214,000 | 230,200 | 230,200 | Year End Roll | 1/3/2017 |
| 2016 | 316 | FV | 16,200 | 0 | 1,945. | 160,500 | 176,700 | 176,700 | Year End | 1/4/2016 |
| 2015 | 316 | FV | 14,600 | 0 | 1,945. | 87,500 | 102,100 | 102,100 | Year End Roll | 12/11/2014 |
| 2014 | 316 | FV | 14,600 | 0 | 1,945. | 87,500 | 102,100 | 102,100 | Year End Roll | 12/16/2013 |
| 2013 | 316 | FV | 14,600 | 0 | 1,945. | 87,500 | 102,100 | 102,100 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:38:28 |

## LAST REV

| Date | Time |
|---|---|
| 10/09/19 | 15:02:04 |
| apro | |
| 3368 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 27474 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT | PAT ACCT. 3368

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CAMPBELL PAUL R | 72409-129 | 1 | 4/2/2019 | Convenience | 1 | No | No | | |
| | 13849-541 | | 12/1/1979 | | 90,000 | No | No | | G |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/24/2009 | Measured | 201 | PATRIOT |
| 7/14/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 316 | Comm. Whs. | | 1945 | | Sq. Ft. | Site | | 0 | 30.5 | 5.00 | CA | | | | | | | | | 296,613 | | | | | | 296,600 | |

| Total AC/HA: | 0.04465 | Total SF/SM: | 1945 | Parcel LUC: | 316 | Comm. Whs. | Prime NB Desc: | COMM AVG | Total: | 296,613 | Spl Credit | | Total: | 296,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 43 - Warehouse | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 6 - Slab | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 21 - Conc. Block | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 5 - Minimul | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 12 - Concrete | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 5 - None | | |
| Heat Type: | 8 - None | | |
| # Heat Sys: | 0 | | |
| % Heated: | 0 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 40. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 40 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 48.00 |
| Size Adj.: | 1.14999998 |
| Const Adj.: | 0.82325494 |
| Adj $ / SQ: | 45.444 |
| Other Features: | -2440 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 30279 |
| Depreciation: | 12112 |
| Depreciated Total: | 18168 |

## COMMENTS

HARRIS PLUMBING & HEATING; CONV. GAR, APPEARS TO BE FOR STORAGE.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 0 | BRs: | 0 | Baths: | | HB | | | | | |

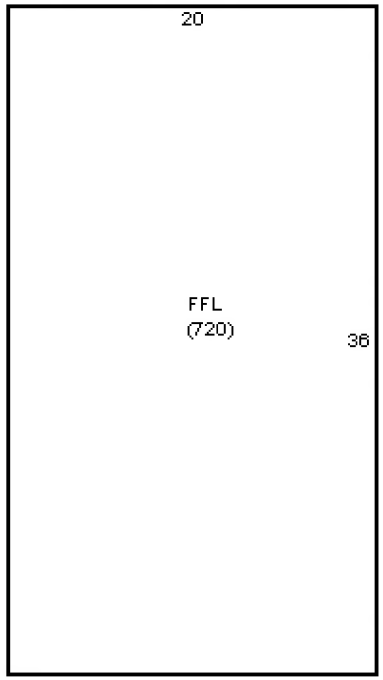
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | 0 | 0 | |
| Totals | | | |
| 0 | | | |

## SKETCH




5

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 720 | 45.440 | 32,719 |
| Net Sketched Area: | | 720 | Total: | 32,719 |
| Size Ad | 720 | Gross Are | 720 | FinArea 720 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 45.44 |
| Special Features: | 0 | Val/Su Net: | 25.28 |
| Final Total: | 18200 | Val/Su SzAd | 25.28 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## PARCEL ID

040.0-0007-0005.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: